



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

OCTOBER 16, 2007

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings**

1H. Docket No. 07070037 Z: Dixie Highway Addition, lot 5 pt

The applicant seeks approval to rezone 0.41 acres from R-3/Residence to B-1/Business within the Home Place Business District. The site is located at 10696 N College Ave. Filed by E. Davis Coots of Coots, Henke & Wheeler, and P.C.

2H. TABLED TO NOV. 20: Docket No. 07070059 DP/ADLS: 531 S Guilford Rd (Kousa Street Cottages)

~~The applicant seeks site plan and design approval for 33 single family homes on 6 acres. The site is located at 531 S Guilford Rd. and is zoned B-7/Business. Filed by Justin Moffett of Uptown Partners, LLC.~~

3-6H. TABLED TO NOV. 20: Docket No. 07080024 PP: Kousa Street Cottages (531 S Guilford Rd)

~~The applicant seeks primary plat approval for 33 lots on 6 acres. Also, subdivision waivers requested are:~~

~~**Docket No. 07080025 SW — SCO 8.09.01 — sidewalks on both sides of street**~~

~~**Docket No. 07080026 SW — SCO 6.03.20 — private streets**~~

~~**Docket No. 07080027 SW — SCO 6.05.01 — minimum lot width of 50 ft at R/W**~~

~~The site is located at 531 S Guilford Rd. and is zoned B-7/Business.~~

~~Filed by Jim Shinaver of Nelson & Frankenberger for Uptown Partners, LLC.~~

7-10H. TABLED TO NOV. 20: Docket No. 06090037 PP: Lakeland Subdivision

~~The applicant seeks primary plat approval for 5 lots on 10 acres. The applicant also seeks the following waivers:~~

~~Docket No. 07070055 SW SCO 8.09 sidewalks on both sides of street~~

~~Docket No. 07070056 SW SCO 6.03.03 & 6.03.04 stub street to adjacent parcels~~

~~Docket No. 07070057 SW SCO 6.03.07 cul-de-sac length~~

~~The site is located 12650 Clay Center Road and is zoned S1/Residence. Filed by Michael DeBoy of DeBoy Land Development Services for Browning Investments.~~

11H. Docket No. 07080029 PP: Westhaven, lots 1-2

The applicant seeks primary plat approval for 2 lots on 5 acres. The site is located at approximately 2020 W 141st St. and is zoned S-1/Residence. Filed by Nick Churchill of Pittman Partners.

12-14H. Docket No. 07080031 PP: Wellsprings of West Clay

The applicant seeks primary plat approval for 11 lots on 14.3 acres. Also, subdivision waivers requested are:

Docket No. 07080032 SW SCO 6.05.07 homes facing an arterial/collector road

Docket No. 07080033 SW SCO 6.03.07 cul-de-sac length

The site is located at approximately 12210 Shelborne Rd. and is zoned S-1/Residence. Filed by S. Kurt Menner of Lifesprings Group, LLC.

15-19H. Docket No. 07080036 PP: Rosado Hill

The applicant seeks primary plat approval for 3 lots on 9.05 acres. Also, subdivision waivers requested are:

Docket No. 07080037 SW SCO 6.03.03 & 6.04.04 - stub streets to adjacent parcels

Docket No. 07080038 SW SCO 6.05.01 - all lots shall abut a public right of way

Docket No. 07080039 SW SCO 6.05.07 & 6.03.19 - homes must face a parkway/arterial road

Docket No. 07080040 SW SCO 8.09.02 - installation of paths/sidewalks

The site is located at the southeast corner of 106th St. & Spring Mill Rd. and is zoned S-2/Residence. Filed by Joseph Scimia of Baker & Daniels, LLP.

20H. Docket No. 07090002 OA: US 31 Overlay - Hotel/Cultural/Entertainment uses

The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* in order to limit hotel and other cultural/entertainment land uses. Filed by the Carmel Department of Community Services

I. Old Business

1I. Docket No. 07050013 PP: Forestal Estates Minor Subdivision

The applicant seeks primary plat approval for 3 lots on 2.33 acres. The applicant also seeks the following subdivision waiver request:

Docket No. 07050019 SW SCO Chapter 6.03.19 Access to Collector Roads

The site is located at the northeast corner of 141st St. and Ditch Rd. and is zoned S-1/Residence. Filed by Badger Engineering & Assoc. Inc, (formerly filed by DeBoy Land Development Services, Inc.)

2-3I. Docket No. 07070040 PP: Chesterton Woods Subdivision

The applicant seeks primary plat approval for 14 lots on 9 acres and also seeks the following subdivision waiver approval:

Docket No. 07070042 SW SCO Chapter 6.03.15 street curvature radius

The site is located at 2405 E 99th Street, near Haverstick Rd. and is zoned S-2/Residence-ROSO. Filed by Matt Skelton of Baker & Daniels LLP for 56th Development, LLC.

4I. TABLED TO NOV. 20: Docket No. 07070058 PP: The Legacy (Residential Phase 1)

~~The applicant seeks primary plat approval for 126 lots on 83.34 acres. The site is located at the 6600 block of E. 146th St. and is zoned PUD/Planned Unit Development. Filed by Ed Fleming of Stoeppelwerth & Assoc. for Platinum Properties, LLC.~~

J. Adjournment

File: PC-2007-1016.doc